

**MINUTES OF WELLS CITY COUNCIL
MEETING OF FEBRUARY 8, 2022**

CALL TO ORDER

Date: Tuesday, February 8, 2022
Time: 7:00 P.M.
Place: Council Chambers, Wells City Hall
525 Sixth Street Wells, Nevada
Type of Meeting: Regular Meeting of City of Wells Board of Councilmen
Presiding Officer: Layla M. Walz, Mayor

ROLL CALL

Present: Layla M. Walz, Mayor
Robert Woolsey, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman

Absent: Jonathan Goolsby, Councilman

Quorum: Yes

Staff Present: Samantha Nance, Finance Clerk
Jordan Tilley, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Walz led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Micheli made a motion to approve meeting minutes dated January 11, 2022. DelRio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Yvonne Stuart wanted to compliment the city for tearing down the Ranch House. Stuart thought it looked much better. Stuart also addressed that there was a flag at the cemetery and one at the park that were not lit and wanted us to be aware of that situation. Stuart inquired as to when the transfer station was going to open for the season. Mayor Walz stated the transfer station usually doesn't open until April and mentioned a community cleanup day was on tonight's agenda.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR THE BOYS & GIRLS CLUB COUNTRY ROMANCE DINNER ON FEBRUARY 19, 2022

Walz stated that this is an annual event and did not see any problem with granting this special liquor license. Woolsey made a motion to approve the special liquor license for the Boys & Girls Club country romance dinner on February 19, 2022. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY A 3% COST OF LIVING RAISE TO CAMERON HUFF'S PREVIOUSLY APPROVED CONTRACT EXTENSION

Walz began that at the meeting in January, a one-year contract extension was approved for Huff. A cost-of-living increase was not able to be discussed as it was not on the agenda. Woolsey thinks the revenues have improved and things are going in the right direction. Woolsey is not opposed to this. Walz thinks Huff is doing a great job. Tilley added that Huff would get the same increase city employees received in July but Huff would receive his on his next regular paycheck. DelRio made a motion to approve Cameron Huff's 3% cost of living raise. Woolsey provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY THE CCCHP GRANT FOR IMPROVEMENTS FOR THE EL RANCHO

Walz stated Supp wrote this grant. Supp stated this grant is for design and construction of the electrical work in the amount of \$50,000 with \$5,000 local for a total of \$55,000. The inkind will be the grant administration and Pengelly overseeing the project. Woolsey made a motion to approve the CCCHP grant for improvements to the El Rancho. DelRio provided the second and motion passed unanimously.

DISCUSSION AND ACTION TO ADOPT PROCLAMATION OF THE 2022 WELLS CITY GENERAL ELECTION. NOTICE OF TIME FOR CANDIDATES TO FILE DECLARATION OF CANDIDACY FOR MAYOR FOR A (4) YEAR TERM UNTIL THE 1ST MONDAY OF JANUARY 2027, CANDIDACY FOR ONE (1) COUNCILPERSON FOR A (4) YEAR TERM UNTIL THE 1ST MONDAY OF JANUARY 2027

WHEREAS, the attention of the Council was called to the fact that under the provisions of Article V, Section 5.010 of the Charter of the City of Wells, a general election shall be held on November 8, 2022, for the election of the following City officials:

Mayor who shall hold office for a period of four (4) years,
until the first Tuesday after the first Monday in November,

2026, election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027, and

One (1) Councilperson who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026, election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027, and

Thereupon, after a full discussion of the matter and a reference to the Charter provisions and provision of NRS Chapters 293 and 293C, the following resolutions were, on motion duly made by Councilwoman DelRio and seconded by Councilman Micheli, unanimously passed and adopted as follows:

RESOLUTION NO. 1:

RESOLVED: That a general election is hereby called and ordered for November 8, 2022, for the City of Wells for the election of the following officers:

Mayor who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026 election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027, and

One (1) Councilperson who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026, election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027,

That proclamation of said election be made substantially as follows:

PROCLAMATION OF WELLS CITY ELECTION

1. A general City election shall be held in the City of Wells, Nevada, on Tuesday, November 8, 2022, for the election at large by the qualified voters of the City of Wells of the following City Officials:

Mayor who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026, election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027, and

One (1) Councilperson who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026, election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027.

2. The voting or polling place for said election will be at the Wells Professional Building, 1510 Lake Avenue, Wells, Nevada.
3. The polling place shall be open at 7:00 o'clock a.m. and close at 7:00 o'clock p.m. on November 8, 2022, unless polling times are changed by Nevada law, in which event the polls shall open and close in accordance with such Nevada law.
4. Registration for this election shall close at 7:00 o'clock p.m. on October 18, 2022. Qualified persons residing within the exterior boundaries of the City of Wells, Nevada, may register for this election at either the Wells City Clerk's Office, Wells City Hall, Wells, Nevada, or the Elko County Clerk's Office, Elko County Courthouse, Elko, Nevada, according to the law, prior to such close of registration.
5. Each of the officers elected by the popular vote shall qualify as required by the Charter of the City of Wells and the Constitution and laws of the State of Nevada and enter upon the discharge of their respective duties on the first Monday in January next following the election, and failing to do so within said time, such office shall be and become vacant. To qualify, each Candidate must:
 - a. Be a bona fide resident of the City of Wells for at least two (2) years prior to the election;
 - b. Be a qualified elector within the City; and,
 - c. The candidate must actually, as opposed to constructively, reside in the City at least thirty (30) days immediately preceding the date of the closing of filing of declarations of candidacy for the office.

6. All persons interested in becoming a candidate for office in this election must file their Declaration of Candidacy and pay their \$25.00 filing fee at the Wells City Clerk's Office no earlier than 8:00 a.m., Monday, March 7, 2022, and no later than 5:00 p.m., Friday, March 18, 2022. No Declaration of Candidacy shall contain the name of more than one candidate. The signer of each such Declaration shall swear or affirm that the statements therein made are true to the best of his knowledge and belief.

7. Any registered voter who by reason of physical disability or inability to read or write English or who is unable to read election materials or mark a ballot or use any voting device may be assisted by a person of the voter's choice, with exceptions as set forth in NRS 293C.282.

IN WITNESS WHEREOF, the Mayor of the City of Wells has made this Proclamation pursuant to the Wells City Charter and the Order of the Board of Councilmen of the City of Wells, on February 8, 2022.

/s/ **LAYLA WELSH-WALZ**, Mayor

ATTEST:

/s/ **JORDAN TILLEY**, Wells City Manager

Said proclamation be published in the Elko Daily Free Press on February 11, 18, 25, March 4, 2022, and posted on February 9, 2022.

RESOLUTION NO. 2:

RESOLVED: That registration for said election shall close on the third Tuesday preceding said election on October 18, 2022, at 7:00 o'clock p.m., and that notice of registration and of close of registration for such election be given by publication thereof at least once a week for a period of four consecutive weeks prior to said date of closing of registration, in a newspaper published in said County of Elko, namely, the Elko Daily Free Press.

RESOLUTION NO. 3

RESOLVED: That Notice of Close of Voter Registration for said election on November 8, 2022, be given by the City Manager substantially in the manner following:

**NOTICE OF CLOSE OF VOTER REGISTRATION
FOR WELLS CITY GENERAL ELECTION NOVEMBER 8, 2022**

NOTICE IS HEREBY GIVEN that VOTER REGISTRATION for the Wells City Election to be held in and for the City of Wells, Nevada, November 8, 2022, will close at 7:00 p.m. on October 18, 2022. All eligible persons residing within the City of Wells, Nevada, may register to vote in such election prior to such closing date and time by appearing before either the Wells City Clerk, Wells City Hall, Wells, Nevada, or the Elko County Clerk, Elko County Courthouse, Elko, Nevada, and registering in the manner provided by law.

DATED February 8, 2022

/s/ JORDAN TILLEY, Wells City Manager

Publish: September 2, 9, 16 and 23, 2022.

Post: September 2, 2022.

RESOLUTION NO. 4

RESOLVED: That Notice of Time for Candidates to File Declaration of Candidacy for Wells City General Election on November 8, 2022, be given by the City Clerk substantially in the manner following:

**NOTICE OF TIME FOR CANDIDATES TO FILE DECLARATION OF
CANDIDACY FOR WELLS CITY GENERAL ELECTION NOVEMBER 8,
2022**

NOTICE IS HEREBY GIVEN that all persons wishing to be a CANDIDATE FOR THE FOLLOWING OFFICES in the Wells City Election to be held in and for the City of Wells, Nevada, November 8, 2022, must file a Declaration of Candidacy and pay a \$25.00 filing fee at the City Clerk's Office, Wells City Hall, 525 Sixth Street, Wells, Nevada.

Mayor who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026 election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027, and

One (1) Councilperson who shall hold office for a period of four (4) years, until the first Tuesday after the first Monday in November, 2026, election and until his or her respective successor has qualified and entered upon the discharge of his or her respective duties upon the 1st Monday of January, 2027, and

Any interested Candidates must file the Declaration of Candidacy no earlier than 8:00 a.m., Monday, March 7, 2022, and not later than 5:00 p.m., Friday, March 18, 2022, as provided for in Wells City Charter Section 5.015(1). No person shall be a candidate or have his or her name printed on the Official Ballot for such election unless such person has timely filed such Affidavit of Candidacy and paid the \$25.00 filing fee.

DATED February 8, 2022

/s/ JORDAN TILLEY, Wells City Manager

Publish: February 11, 18, 25, March 4, 2022.

Post: February 9, 2022.

RESOLUTION NO. 5:

RESOLVED: That the City Clerk is authorized and instructed to cooperate with the County Clerk of the County of Elko in all matters pertaining to said registration and election, and to have all necessary printing done, publications made, ballots prepared, etc., as shall be proper and lawful under the circumstances.

RESOLVED: That as to any and all acts performed by the County Clerk of Elko County in connection with said registration or election, as may be required by law, the City of Wells shall reimburse said County Clerk for all proper expenses for which said City of Wells may be chargeable.

RESOLVED: That the following persons are hereby appointed as Clerks and Judges of Election, namely:

Clerks of Election: _____

Judges of Election: _____

RESOLUTION NO. 6:

RESOLVED: Any registered voter who by reason of physical disability or inability to read or write English or who is unable to read election materials or mark a ballot or use any voting device may be assisted by a person of the voter's choice, with exception as set forth in NRS 293C.282.

DATED at Wells, Nevada, on February 8, 2022.

/s/ **JORDAN TILLEY**, Wells City Manager

APPROVED:

/s/ **LAYLA WELSH-WALZ**, Mayor

DISCUSSION ON ELKO SANITATION SEMI-ANNUAL COMMUNITY CLEAN-UP

Tilley began that there is a section in our contract with Elko Sanitation that allows for two semi-annual cleanups each year; one in the spring, one in the fall. This clean up covers a three day period. Tilley wanted to know if anyone had suggestions for dates for this event. DelRio mentioned that this needs to be at a time when the kids can participate. Nance stated the notice for summer help hiring will probably be posted the 1st of March, hiring to be completed by the end of March so the Transfer Station can be opened in April. Woolsey thought if nothing could be done until April, maybe the transfer station can be opened for a weekend to allow people to dump. Tilley stated if our clean up coincides with Elko Sanitations semi-annual cleanup, we will only have to pay the dumping fees. Woolsey would like to have the cost for opening the transfer station for a weekend brought back to the next meeting so we know the numbers.

Woolsey brought up abandoned properties and what could be done with them. Walz added the city has struggled with code enforcement for a long time. Walz thinks there is a lot more the city can do to get people to clean up. Woolsey suggested giving an incentive to get people to clean up. Supp disagreed with Woolsey that paying people to clean up their own property is not cost effective. Supp stated this could be handled with the mandate and vacant property fees to require those people to clean up their property. The residents should not have to

pay for a dirty neighbor and that is what it boils down to if you start incentivizing somebody for cleaning up. The absentee owners need to take action on their property and pay the fees. Woolsey added if they don't want to take care of their property and clean it up, they should sell it. Walz mentioned abate and lien the property but added this was off subject of the agenda item.

DelRio thinks doing the cleanup in April would be wise because spring sports for all age groups will be in full swing and it gives our kids ownership in helping clean up the community and thinks it should be in April. Ashley Hansen mentioned that April 22nd is Earth Day and that might be a great day to have this.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Micheli made a motion to approve check register dated January 1, 2022 through January 31, 2022 in the amount of \$41,806.52. Woolsey provided the second and motion passed unanimously. Micheli made a motion to approve the Warrant Register dated January 13, 2022 through January 25, 2022 in the amount of \$101,561.36. Woolsey provided the second and motion passed unanimously. Micheli made a motion to approve Warrant Register dated January 27, 2022 through February 8, 2022 in the amount of \$129,356.17. Woolsey provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Woolsey inquired what age group was included in the annual Easter Egg hunt. Nance thought it included high school age. The reason Woolsey was asking is because there is a student at Wells High School who is doing an Eagle Scout project that wants to do a treasure hunt for the high school kids specifically. It would be done on school property but wanted to coincide it with the egg hunt.

Woolsey added that winter sports are ending. This is the last week of regular games before going into playoffs for wrestling and basketball. The girls are undefeated and the boys can finish anywhere from 4th to 6th place depending on the next couple of games.

Walz spent time in City Hall on Friday with Tilley and discussed performance reviews and goal setting. Walz inquired if the board wanted to schedule a special meeting to sit with Tilley and talk about long term and short-term goals. Woolsey suggested doing an email to come up with areas to explore to discuss at the meeting. Tilley stated he needs direction from the board. It is hard to do a performance review without knowing what, how and where he will be measured. Walz stated grants, mentorship training, becoming a certified public official, attending NNRDA meetings should be some of the things on the list. Walz would like them to be hard measurable goals. Walz suggested including staff on how Tilley is performing as a supervisor. Walz wondered if Pool/Pact has some type of template to be used for a performance review. Tilley did mention he found a list on the computer of 1st year goals. DelRio asked if Supp would be included in the

evaluation which led to discussion that was in a previous meeting about putting Supp on a retainer. Supp stated to just send her an email. Walz stated it was never put on an agenda to discuss but noted with PERS, we need to be very careful.

STAFF REPORTS

Tilley began that regarding code enforcement, Tilley hopes to be proactive putting out flyers every two weeks. This would be a one-page eye catching announcements such as trash clean up and reminding people of what things require permits. DelRio would like trailers on the street to be one of the first things addressed. Woolsey mentioned unregistered vehicles also. Both mentioned when plowing snow, any vehicle on the street causes an issue. Tilley has some ideas on the vacant property issue and has sent some models to Legal Counsel to review. Tilley has also discussed with Pengelly how to do a tier system on taxing vacant property owners. Eric Gibson at Better City is working on a housing study and the registry for vacant property is part of the housing study. Sheldon Mudd will be attending a housing conference this month and is trying to help with the housing situation in the rural areas.

Elko Sanitation will be at the next meeting to discuss a rate increase.

Tilley mentioned there are two grants the city will be applying for in April. One is part of the Wood Hills drainage. The money the city has will cover drainage mitigation to the railroad. The culvert to go under the railroad is estimated at 1.5 million which is outside of our budget. One grant is for culvert improvements and upgrades. Tilley will be applying for that grant that will hopefully cover that culvert and finish out the drainage past the railroad. The other grant that Better City will work on is a USDA grant that will be for housing. Both will be due the last part of April.

At home COVID tests have been sent out with some going to the Resource Center. When those tests are available, the city will provide information for citizens to get access to those tests. Individuals can also go online and order up to four at home tests. There is also an energy assistance program to help families that are either behind on bills or need help paying energy bills. There are eligibility requirements and information will be provided to those interested.

Tilley met with Southwest Gas who is looking at bringing the natural gas line into Wells in about eighteen months. Southwest Gas is in the permit process now and when done with that will do the design work. The gas line will either come down Metropolis Road or US 93.

Supp and Tilley attended a meeting in Carson City with NDOT and Pine West on the project they are working on. Josh Lieberman thought the meeting went well and was positive. Tilley met with Congressman Amodei's office about BLM land transfer and conveyance and starting the process for more land focusing around the heavy industrial park. The BLM wants to know what it will be used for. Tilley wanted to get the Congressman's office on board early to get this process rolling.

Minutes of Wells City Council
Meeting of February 8, 2022

Wes Harper from the Nevada League of Cities will be coming to a future meeting to discuss membership rates going up. Last year our cost was just under \$1,300 and the rates in July could go up to \$9,500. If the city wants to retain membership in the Nevada League of Cities, there may be a way to reduce the amount.

The county is looking at absorbing the .75 after “pay as you go” failed. A lot of the other cities are frustrated with that idea. It has been discussed that the county would take .38 and the cities could absorb some or send it back to the residents so their tax bills would go down. There is a chance if the county votes next week to absorb that .75, there may be a need to have a special meeting to choose to absorb that. If all the cities and the county choose to absorb that .75, it goes back to the Nevada Department of Taxation. If it is absorbed, that gives us more time to figure out what to do.

Nance stated she has started on the budget. Nance announced the Senior Center will be doing a fundraiser selling Indian Tacos on February 11th and encouraged everyone to support this fundraiser. The rabies clinic will be on February 26th from 10 a.m. to 1 p.m.

CITIZENS TO ADDRESS THE COUNCIL

Beth Savedra wanted to bring up code enforcement and the need to get a dog catcher. Savedra continued that there are some big scary dogs around which make it hard to even go out and walk around the block.

ADJOURNMENT

The meeting adjourned at 7:48 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk